

RESOLUTION NO. 03-66

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PASO ROBLES
APPROVING THE REVISIONS OF THE FEE SCHEDULE FOR DEVELOPMENT
APPLICATIONS AND FRONT YARD LANDSCAPING BONDS
(CITY INITIATED)

WHEREAS, in February 1992, the City Council adopted a Fiscal Policy that states that user fees will be developed to insure/support cost recovery; and

WHEREAS, the proposed cost recovery approach applies to the "processing" of development applications; and

WHEREAS, there are no proposed changes to the City's existing development "impact fees" (e.g., bridge fees, a sewer connection fee, etc.); and

WHEREAS, pursuant to Government Code Section 66014, local agencies may charge fees not to exceed the reasonable cost of providing the service for which the fee is charged; and

WHEREAS, the Community Development Department proposes to charge an individual hourly billing rate for all staff time spent processing all development applications except for those applications which have a fixed fee; and

WHEREAS, the individual hourly billing rates for staff are listed in Section I of this resolution; and

WHEREAS, the fixed fee applications are listed in Section II of this resolution; and

WHEREAS, the development applications for which the individual hourly billing rate shall be charged are listed in Section III of this resolution; and

WHEREAS, the bond for front yard landscaping bonds would be increased from \$500 to \$1,500; and

WHEREAS, public hearings were conducted by the City Council on April 15, 2003 and May 6, 2003 to consider the adoption of development application fees and landscaping bond as presented in the staff report prepared for this report, and to accept public testimony regarding this report; and

WHEREAS, the City has complied with the noticing requirements of Government Code Section 66016; and

WHEREAS, this resolution supersedes the development application fees portion in its entirety of Resolution 96-75 previously adopted by the City Council on June 5, 1996; and

WHEREAS, the City Council finds that the proposed fees do not exceed the reasonable cost of providing the services for which the fee is charged.

NOW, THEREFORE, BE IT RESOLVED, based on the City's independent judgment, the City Council of the City of El Paso de Robles does hereby resolve, determine and order as follows, based upon the facts and analysis presented in the staff reports, and public testimony, that the following fee schedule associated with the processing of development applications including the increase of front yard landscaping bonds from \$500 to \$1,500, are hereby adopted and become effective July 7, 2003.

I. Individual Hourly Billing Rate:

Community Development Director	\$ 69.24
City Planner	\$ 56.93
Associate Planner	\$ 47.68
City Engineer.....	\$ 58.04
Planning Intern	\$ 15.17
City Attorney	\$ 145.00

II. Fixed Fees:

Home Occupation:.....	\$ 25.00
Plot Plan Review:	\$ 50.00
Sign Permit:	\$ 20.00
Oak Tree Trimming/Pruning Permit (if necessary)	\$ 50.00*
Burn Down/Zoning Verification Letters	\$ 100.00
Front yard landscaping bond (typical residential front yard)	\$ 1,500.00
General Public Info.	\$ 0 00**
Temporary Use Permits:	\$ 0.00**

* Section 10.01.030 of the Oak Tree Ordinance allows owners of developed properties (parcels with existing buildings and related improvements) that are not being considered for new construction or other development entitlements, may prune oak trees on their property without the need for a permit and without limitation as to limb size as long as the pruning does not endanger the health of the tree. Owners of undeveloped properties (public or private) are required to get a permit to trim limbs 6-inches or greater.

** The first hour spent will be free of charge. All additional time will be billed at the individual hourly rate.

III. Deposit Schedule:

The deposit amounts represent a minimum amount necessary to begin the application process. Based on the City's experience with average processing times, staff will work with applicants to establish a realistic estimate and deposit amount. Additionally, at the applicant's request, staff will work with the applicant to calculate a reasonable estimate of fees for a specific project. The applicant shall be charged the appropriate individual hourly billing rate for each hour spent processing the application. The deposit amount will be drawn down based on the number of staff hours spent processing the application. At the completion of the project, the remaining deposit will be refunded. If 75% of the initial deposit is depleted prior to completion of the project, staff will notify the applicant in writing that an additional deposit is required (based on staff's reasonable estimate of the hours remaining to complete the project). If the applicant does not submit the deposit amount within 15 days from the date of the letter, staff may stop the processing of the application and/or not schedule the project for the Planning Commission meeting. Staff will make reasonable efforts to be flexible with the intent that all accounts in arrears will be paid in full, prior to the application being considered by the Planning Commission. All remaining deposits will be refunded to the applicant within 30 days of the final action taken by the Planning Commission or City Council, or upon request by the applicant to formally withdraw the application. Staff shall provide to the applicant a written monthly accounting of hours expended processing the application, detailing hours spent by individual staff persons and work performed.

Annexation: (does not include LAFCO or County fees):.....	\$ 3,000
Appeal	\$ 200
Certificate of Compliance:	\$ 200
Conditional Use Permit (Amendment):	\$ 600
Conditional Use Permit (Minor):.....	\$ 600
Conditional Use Permit (Major):.....	\$ 2,600
Environmental Review by Consultant:.....	\$ 1,500
General or Specific Plan Amendment:	\$ 2,600
Commission's Interpretation of Zoning Code:.....	\$ 600
Planned Development Amendment:	\$ 2,600
Planned Development:	\$ 2,600
Rezone (text or map change):.....	\$ 2,600
Site Plan Review (Major):.....	\$ 600
Site Plan Review (Minor):.....	\$ 200
Street Abandonment:	\$ 600
Street Name Change:.....	\$ 600
Tentative Parcel Map:	\$ 600
Tentative Lot Line Adjustment:	\$ 600
Tentative Tract Map:	\$ 2,600
Time Extension:	\$ 600
Variance:	\$ 600
Vesting Tentative Parcel Map:	\$ 2,600
Vesting Tentative Tract Map:.....	\$ 2,600
Waiver or Deferral of Public Improvements:	\$ 600
Oak Tree Removal Permit	\$ 200

PASSED AND ADOPTED by the City Council of the City of Paso Robles this 6th day of May 2003 by the following vote:

AYES: Finigan, Heggarty, Nemeth and Mecham
 NOES: Picanco
 ABSTAIN: None
 ABSENT: None

Frank R. Mecham, Mayor

ATTEST:

Sharilyn M. Ryan, Deputy City Clerk